

occurs as hereinabove provided, the Vendees do hereby covenant and agree to give up peaceful possession of said premises to the Vendors for the purpose of the sale of the real estate herein described prior to the date of the ratification of said sale by the Circuit Court for Frederick County, sitting in Equity. It is further understood by the parties hereto that all payments made by virtue of this Land Installment Contract shall be forfeited upon default as liquidated damages.

NOTICE TO VENDEES: YOU ARE ENTITLED TO A COPY OF THIS CONTRACT AT THE TIME YOU SIGN IT.

WITNESS:

[Signature]
Sradly H. Britt

[Signature]
A.J. Cincothit

[Signature]
A.J. Cincothit

[Signature] (SEAL)
Irving H. Kolker

[Signature] (SEAL)
Ruth Kolker

[Signature] (SEAL)
Nathan Winters

[Signature] (SEAL)
Eunice Winters

Trustees under Declaration of Trust dated
July 1, 1969

VENDORS

[Signature] (SEAL)
Eugene S. Nelson

[Signature] (SEAL)
Peggy Jean Nelson

VENDEES

We, the undersigned Vendees, do hereby acknowledge receipt of an executed copy of the foregoing Land Installment Contract this 1st day of May, 1970.

WITNESS: (as to both signatures)

[Signature]
Levin M. Ephraim

[Signature] (SEAL)
Eugene S. Nelson

[Signature] (SEAL)
Peggy Jean Nelson

STATE OF MARYLAND, COUNTY OF FREDERICK, TO WIT:

I hereby certify that on this 1st day of May, 1970, before me, the Subscriber, a Notary Public in and for the State and County aforesaid, personally appeared Irving H. Kolker and Ruth Kolker, his wife, and Nathan Winters and Eunice Winters, his wife, Trustees as aforesaid and did each acknowledge the foregoing Land Installment Contract to be their respective act and deed.

WITNESS my hand and Notarial Seal.

[Signature]
Levin M. Ephraim
Notary Public